Report: Restoration of the Loudoun Mansion,Kolkata(2019)

Adaptive Re-use Case Study

Loudoun Mansion, Kolkata

Neeta Das
July 2019

Team Members
Client: Abhishek Bhuwalka

Conservation Architect: Neeta Das
Services Engineer: Er. R. Nath

Restoration Contractor: MASCON
Electrical Contractor: Gautam Roy
Wood work: Shailendra Sharma
Artist: Abhijit Banerjee
AC consultants: ACS Systems Incorporated
Fire Consultants: G&B Fire Solutions

1842 Map of the *Society for Useful Knowledge*

Brief History of the Loudoun Mansion, Kolkata

Neeta Das

"I wish India to be ruled from a palace, not from a country house; with the ideas of a Prince, not with those of a retail trader in muslins and indigo." Thus, declared the first Governor General of India (1798-1805), Marquis of Wellesley and in a historic document of 16 June, 1803, set the course for the development of Calcutta. A Town Improvement Committee, which worked up to 1836, from then on engaged in the tasks of drainage improvement, burial grounds, markets and slaughter houses, survey for new roads, etc. The area in and around Loudon Street was developed during this time.

Maps of the early nineteenth century show a vacant piece of land around the area which the mansion is situated today. Three prominent landmarks, the Loudoun Square, Rowdon Square, and Auckland Square can still be seen today. The mansion is situated adjacent the Loudoun Square which was later filled up and renamed Nature Study Park. The area where the mansion is situated was developed as Hastings Place. The book *Appendix to the Report from the Select Committee of the House of Common*, London (1833), mentions that in June 1823, the Government decided to construct a new college for Muslims in a neighborhood chiefly inhabited by Muslims called Kalinga and now called 'Hastings Place'.

Loudon street was probably built during the time of Governor General of Bengal and India 1813-23, the Marquis of Hastings also Earl of Rawdon, and commonly known as the Earl of Moira. It was named after his wife Lady Hastings, who by lineage was the Countess of Loudoun. Gradually the second 'u' in the name simply disappeared. In 1967 Loudon Street was renamed after Dr. U. N. Brahmachari, the physician who invented the drug Urea Stibamine as an antidote for the then rampant malady *Kala Azar*.

7, Loudon Street has been home to at least three famous personalities of Kolkata. The first entry in the

Side View

Back View (Demolished)

sale deed is dated 3rd August, 1859 between the Municipal Commissioner for the town of Calcutta and **William Clark** . William Clark (17 March 1821 – 22 January 1880) was an English civil engineer and inventor. Born at Colchester, Clark attended King's College London in 1842. In 1854 he entered the service of the East Indian Railway Company, and, after acting for a year as resident engineer on a portion of the East India railway, became the secretary and subsequently the chief engineer to the municipality of Calcutta. . Clark devoted himself with zeal to his work, and very soon proposed a complete scheme for the drainage of the city as part of the Town Development Scheme. He also devised a system of waterworks, comprising three large pumping stations, with their filter beds and settling tanks.

Among Clark's inventions was his tied brick arch, of which examples exist in Calcutta and in other places in India; and he was joint patentee with William F. Batho of the well-known steam road roller. Among his schemes was a proposal for reclaiming the salt-water lakes in the neighbourhood of Calcutta. He was elected a member of the Institution of Civil Engineers on 2 February 1864, and a member of the Institution of Mechanical Engineers in 1867. He was the writer of The Drainage of Calcutta, 1871. He returned to England in 1874 where he died from liver disease, at Surbiton. Before he returned to England in 1874 he sold the property to **Sir David Ezra,** one of the most famous Jew of Calcutta, on 1st September 1873.

In the late 18th century, Jews from Arab countries and Iran arrived in

India. They came to India because of religious persecutions in their countries and also because of commercial reasons. Most of the Jews were big merchants and businessmen before they arrived in India and settled in the main commercial cities of the country, first in the city of Surat (in present day Gujarat) and later on as the commercial importance moved to Bombay and Calcutta. They arrived in India in the late eighteenth century. In 1730, Joseph Semah arrived from Baghdad to Surat and set up the Surat Synagogue and Cemetery. The Sassoons of Bombay and the Ezras of Calcutta, eventually established manufacturing and commercial houses of fabulous wealth. The first recorded Jewish immigrant to Calcutta (Kolkata) was Shalome David Cohen in 1798 from Aleppo in present day Syria. But the most influential Jewish family in Kolkata was perhaps the father-son real estate magnates David Joseph Ezra and Elia David Ezra. They were behind such buildings as the Chowringhee Mansions, Esplanade Mansions and the Synagogue Neveh Shalom. Ezra Street in Calcutta is named after them.

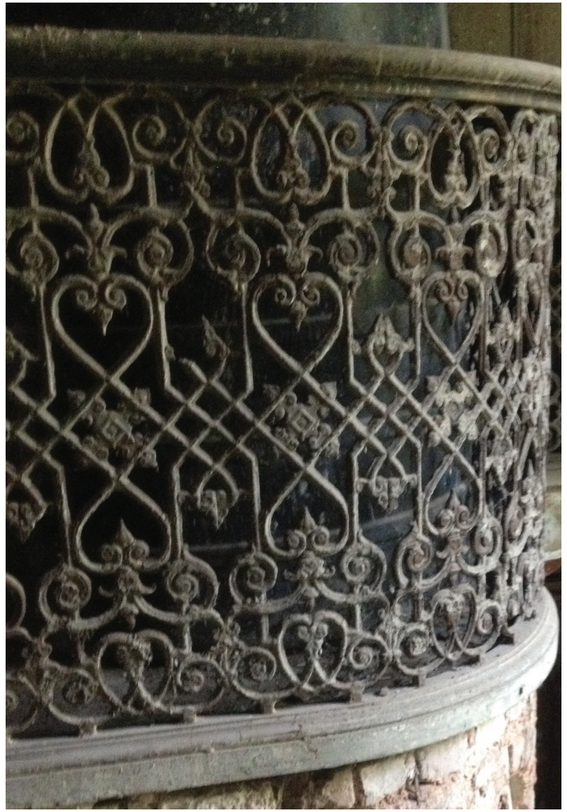
7, Loudon Street has been enlisted as a building of Jewish heritage and importance. Their website notes that it had fourty kottahs of land, had stables for three horses, gardener's quarters as well as servants' quarters. It was rented to the Elias family. It was finally bought by **Keshav Basu**, the speaker of the Legislative Assembly under the Government of India Act, 1935, in the 1940's for one lakh fifty thousand rupees. Due to extended litigation to remove tenants it was later sold to another party.

The architecture of the house at 7, Loudon Street is not a common example of 19th century Kolkata where most buildings had a wooden or steel beam roofing system. This building is an arcuate structure made completely out of bricks with no steel or wooden members. It has a simple three partite plan, double storied; its interior is in pastel blue and white, very articulate, with an elaborate staircase, and vaulted ceilings. The exterior on the contrary is straightforward 'colonial' in expression. William Clark, who had recently arrived in Calcutta, probably bought a piece of land, and as he was an engineer, designed and constructed the house. Since steel started being commonly used after the mid-nineteenth century, the only other option Clark had was to use wooden beams. But being an expert in brick work, having invented the tied brick arch, he probably chose to construct the whole house with brick.

Pushpak Commercial Co Ltd., directors Ashok Kumar Bhuwalka and Abhishek Bhuwalka, purchased the property in 1991 from Assam Tea Company as a free hold property. During that time, there was only one tenant, an Englishwoman, **Flora Elias,** residing in the house. After her death a couple of years later, the owners took over the property for purpose of building a multi

Detail of Ornamentation

Stucco Interior



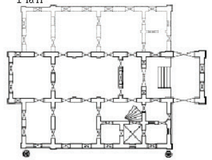
Vaulted Roof

storied house in the area. After part demolition and the construction of a high rise building in the gardens behind the mansion, the mansion was declared as a 'heritage property' by the Kolkata Municipal Corporation. At this juncture the present owners took up the responsibility of restoring the unique and historical structure to its original grandeur and importance of being among the early examples of European houses in Kolkata.

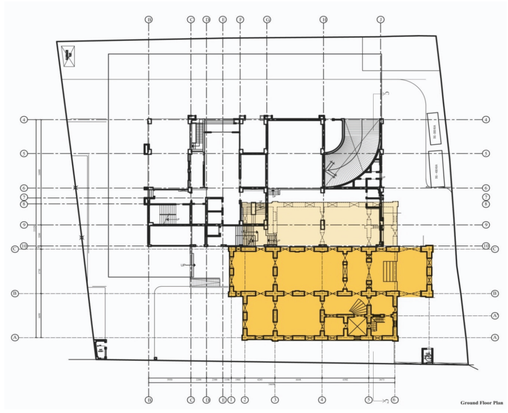
Dr. Neeta Das
Architectural Historian & Conservation Architect.
www.neetadas.com

Section

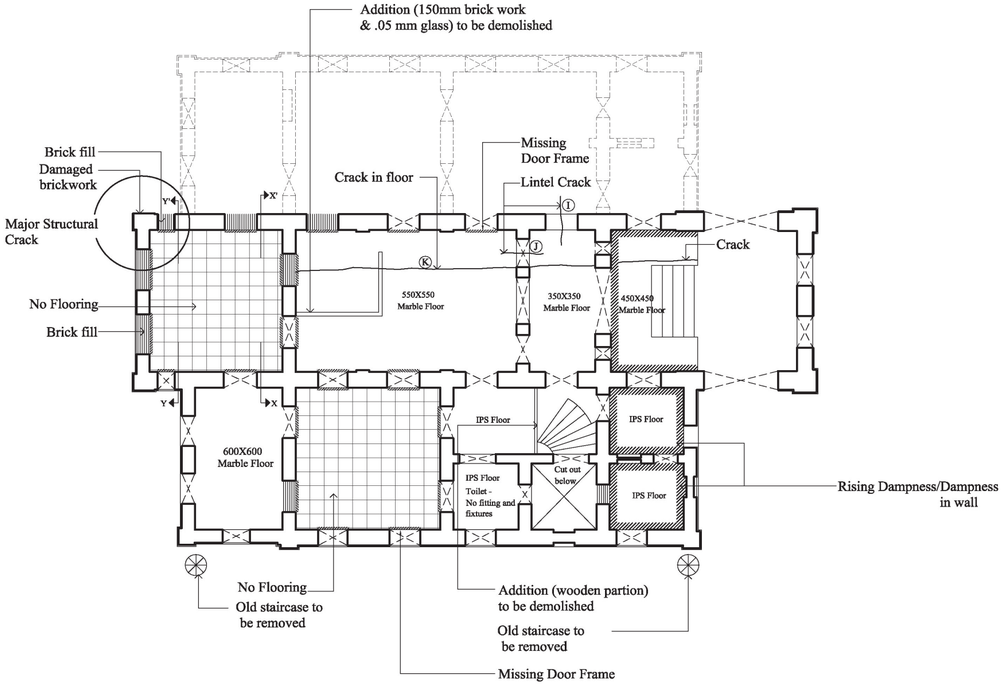
Plan

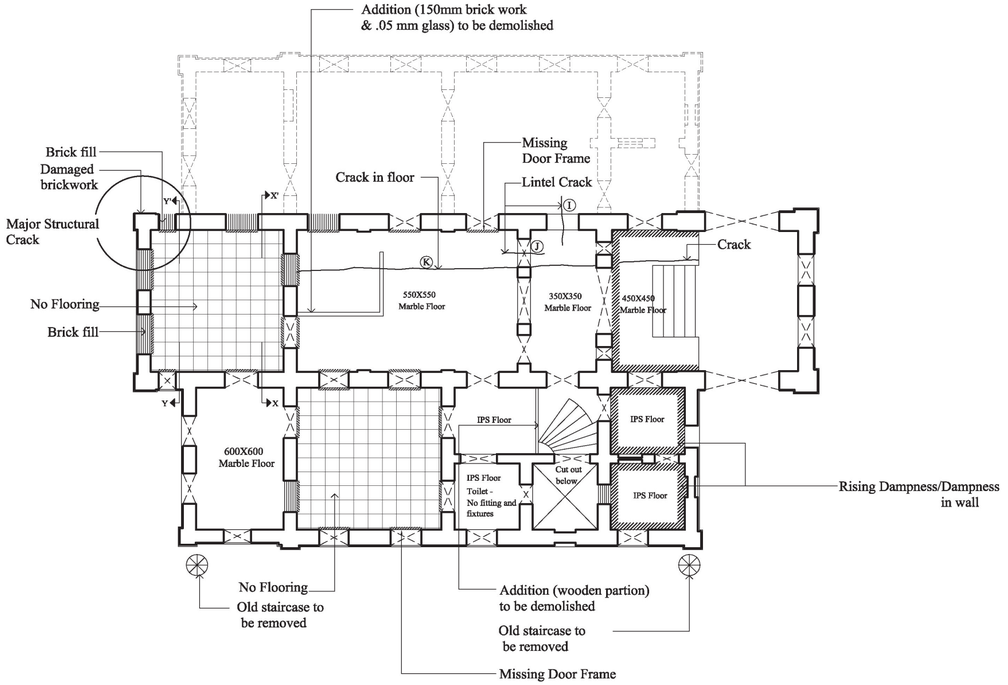


Loudoun Mansion,Kolkata



Ground Floor Plan


Addition (150mm brick work
& .05 mm glass) to be demolished
Brick fill
Damaged
brickwork
Major Structural
Crack
No Flooring
Brick fill
Crack in floor
Missing
Door Frame
Lintel Crack
Crack
550X550
Marble Floor
350X350
Marble Floor
450X450
Marble Floor
600X600
Marble Floor
IPS Floor
IPS Floor
IPS Floor
Toilet -
No fitting and
fixtures
Cut out
below
IPS Floor
Rising Dampness/Dampness
in wall
No Flooring
Old staircase to
be removed
Addition (wooden partion)
to be demolished
Old staircase to
be removed
Missing Door Frame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Major Structural
Crack
No Flooring
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Marble Floor
IPS Floor
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Toilet -
No fitting and
fixtures
Cut out
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IPS Floor
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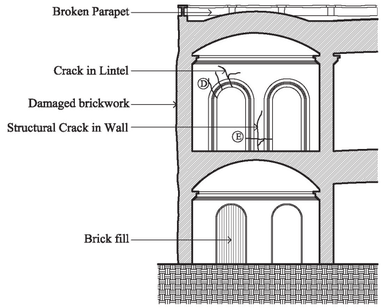
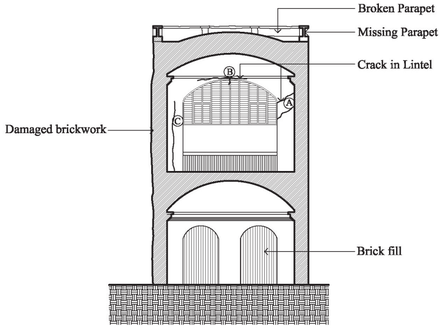
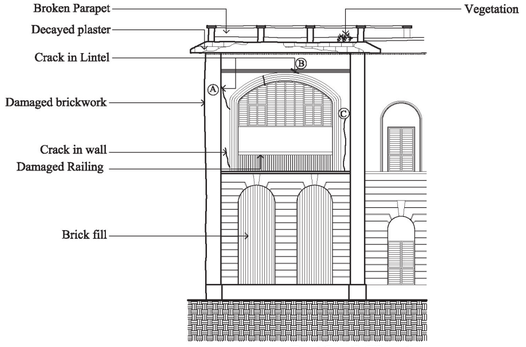


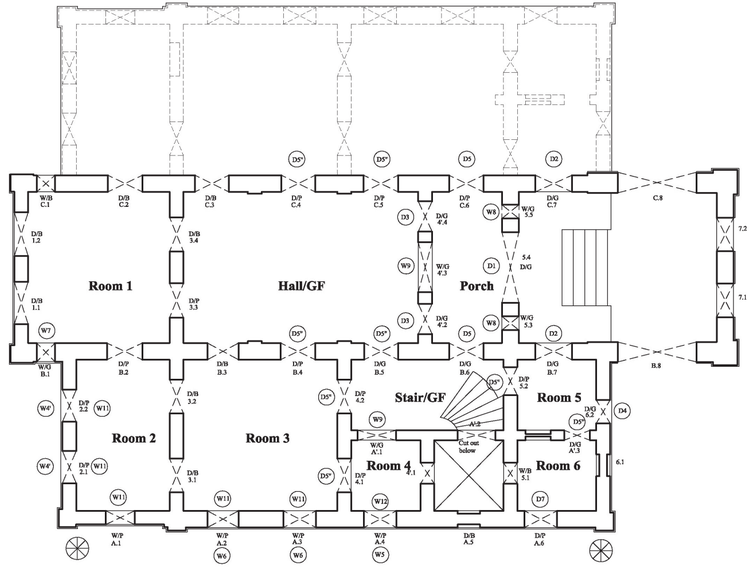
Part Section at X-X'



Part Section at Y-Y'



Part South Elevation



D1 (Porch)
2790X3900
(1/ 7.40m+7.68m)

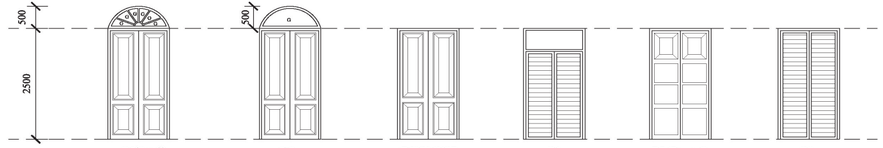
D2(Porch)
1450X2500
(2/ 6.45m+3.49m)

D3(Hall/GF)
1220X2500
(2/ 6.22m)

D4(Room 5,Hall/FF, Stair,
Room above Porch)
1340-1450X2500
(8/ 6.29m)

D4'(Room 7)
1340-1450X2500
(4/ 6.29m+3.33m)

D4"(Hall/FF, Room 9)
1340-1450X2500
(10/ 6.29m+3.33m)



D5(Porch)
1230-1400X2500
(2/ 6.29m+3.05m)

D5'
1230-1400X2500
?

D5"(Hall/GF,
Room-3, 5, 10, 11)
850-1130X2500
(18/ 6.29m)

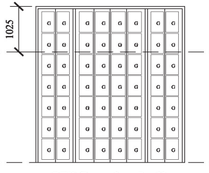
D6
1300X2500
?

D7 (Room 6)
1290-2500
(2/ 6.29m)

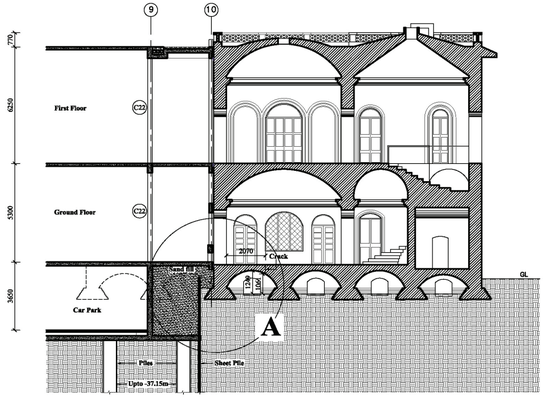
D8
1290X2500
?

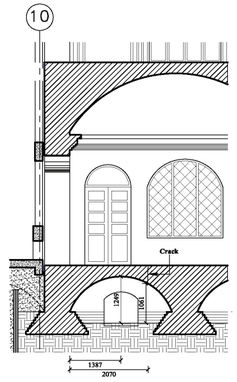
D9 (Hall/FF)
1900X2500
(1/ 6.90m)

DW1 (Room above Porch,
Hall/FF, Room- 8,9)
950-1350X2500
(14/ 6.20m)

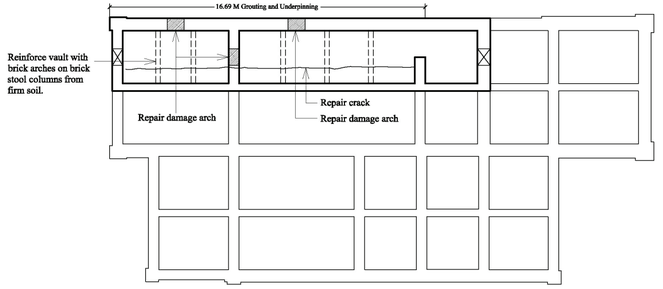


DW2 (Room above Porch)
3120X3525
(2/ 10.17)

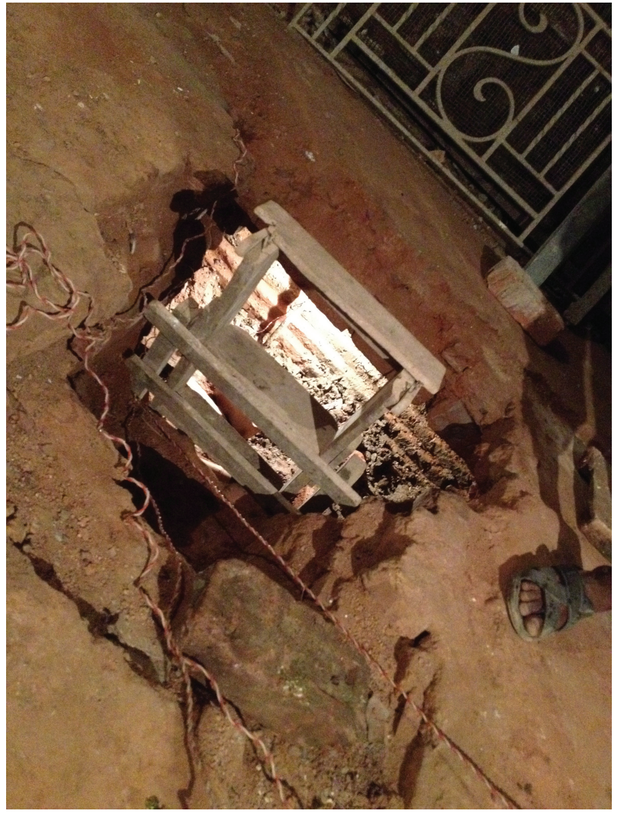


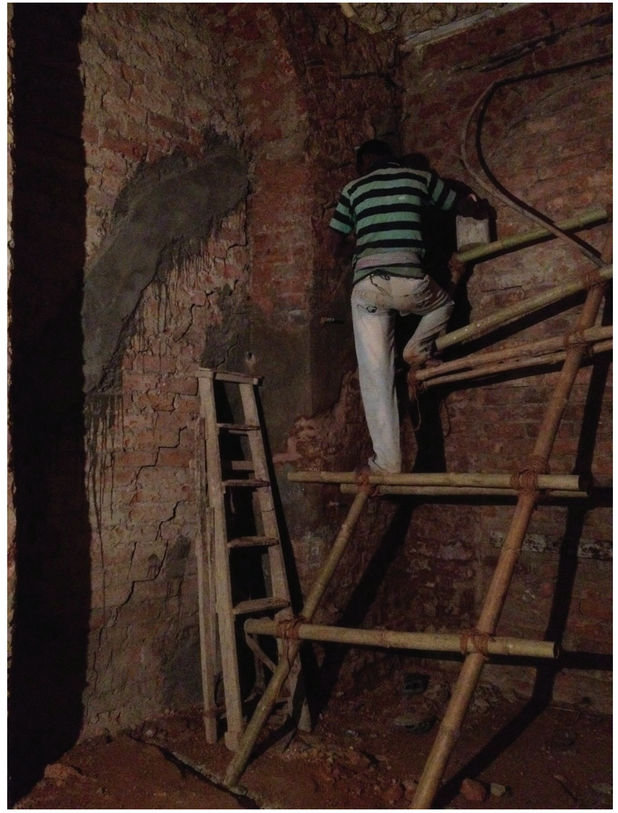


Detail of A



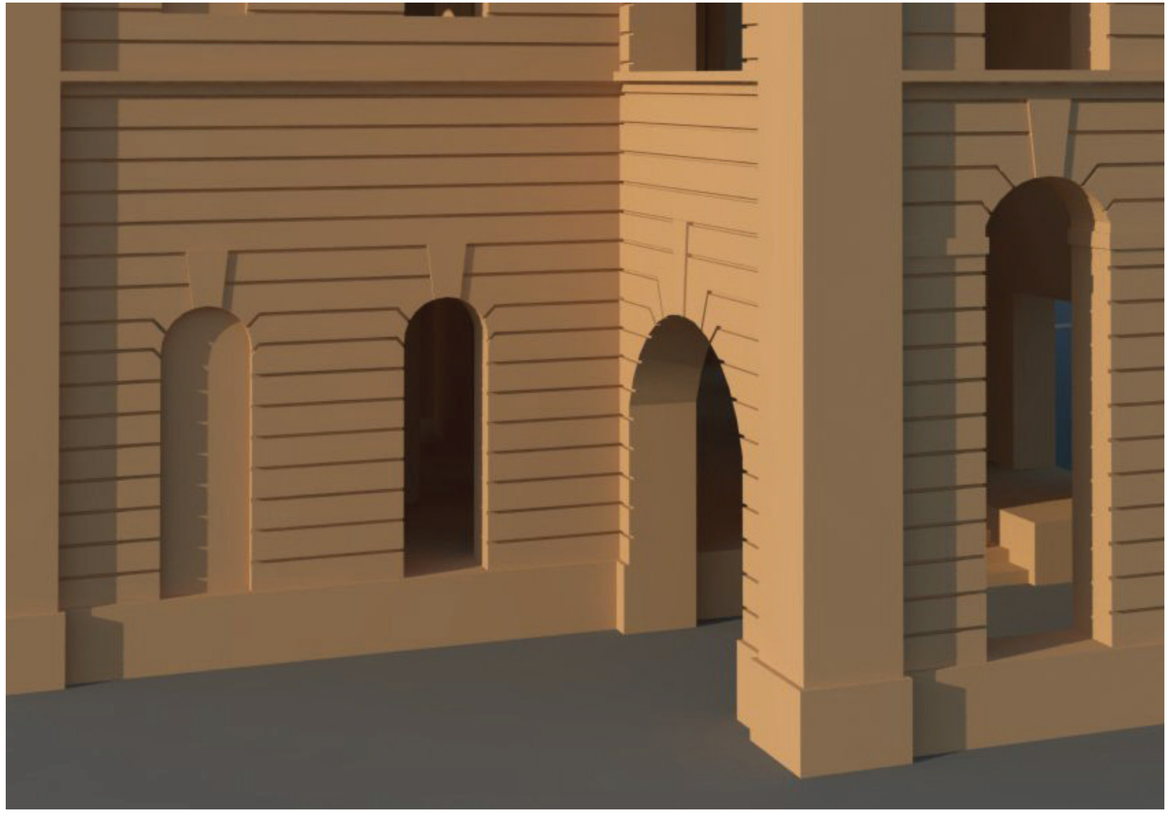
Schematic Foundation Detail





2018-11-23 12:00

2018-11-23 12:05



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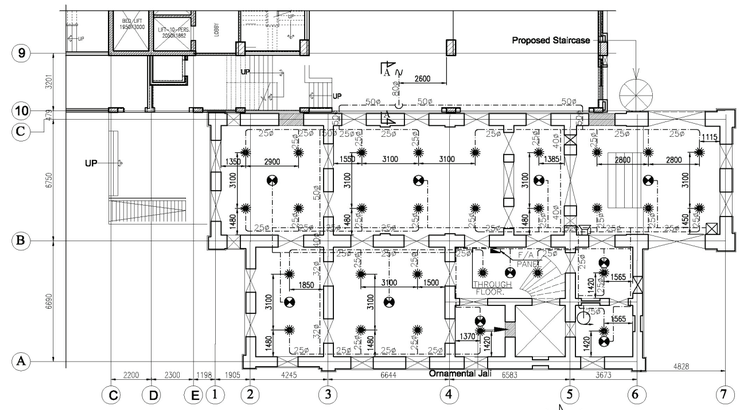
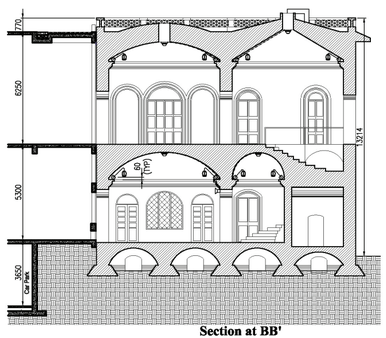
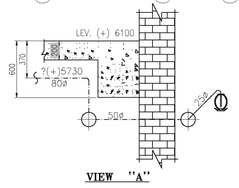




Section at BB'



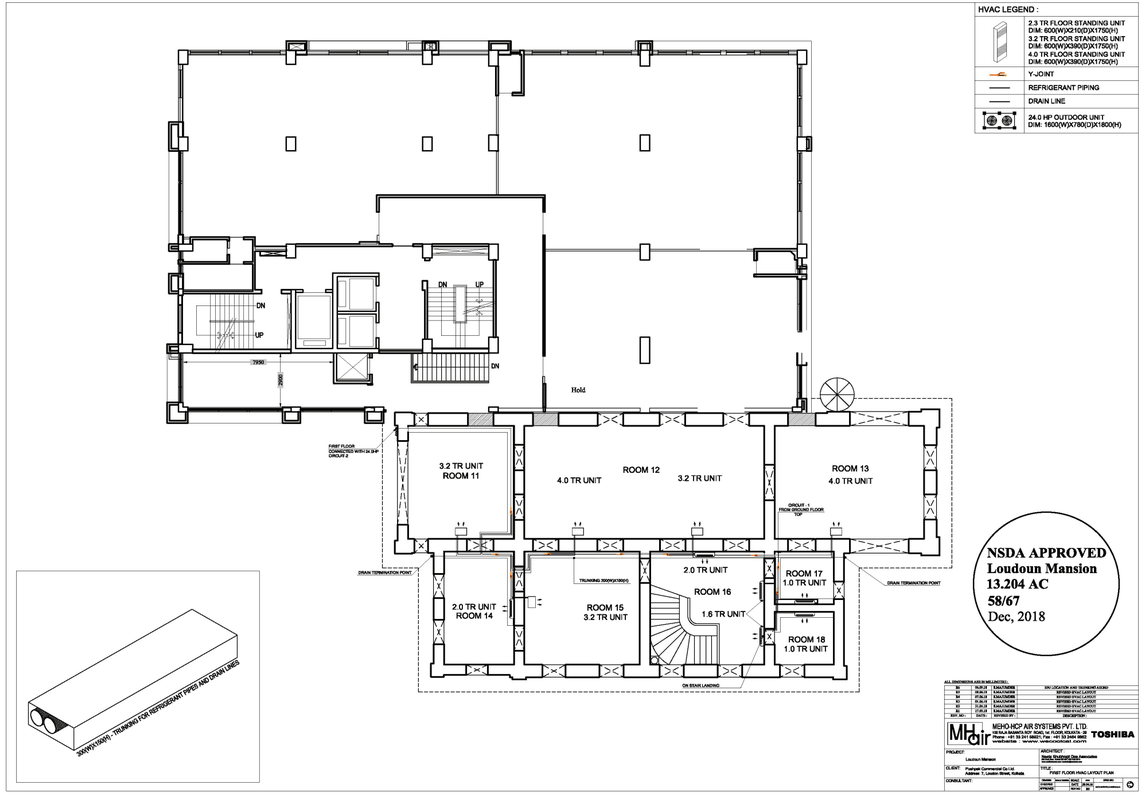
VIEW "A"

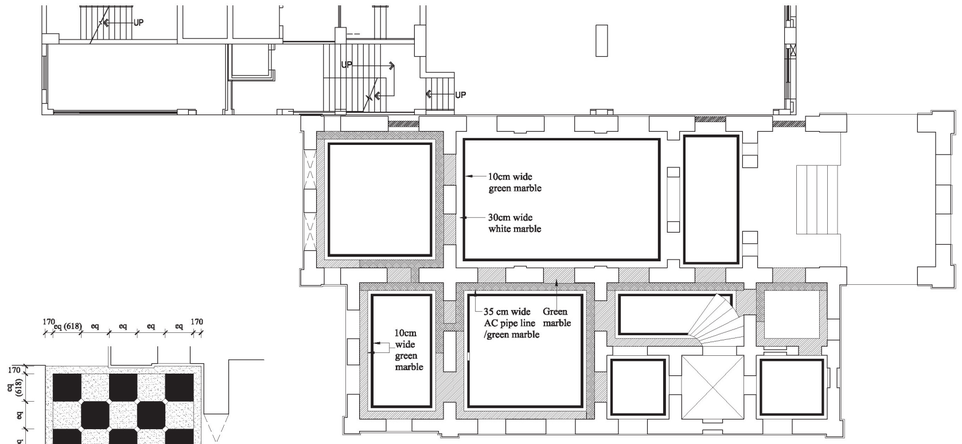
R.NATH SUPERCEDED
Loudoun Mansion
13.105 Fire
53/67
Dec, 2018

N O T E S :

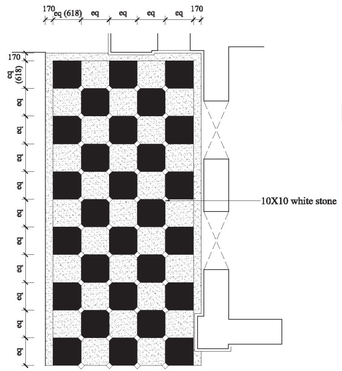
1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SPECIFIED.
2. MINOR MODIFICATION IF REQUIRED SHALL BE CARRIED OUT TO MATCH WITH INTERIOR LAYOUT & TO SUIT SITE CONDITION.
3. REFERENCE DRAWING NO. :-
   A) ESP/UNB/FIRE/06 : LAYOUT OF F.P. & F.A. SYSTEM, GR. FL.
   B) ESP/UNB/FIRE/07a : LAYOUT OF F.P. & F.A. SYSTEM FOR EXISTING BUILDING (LOUDON MANSION), 1ST. FLOOR.

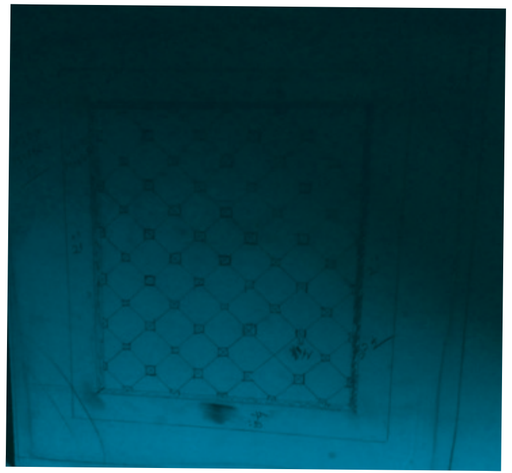
N

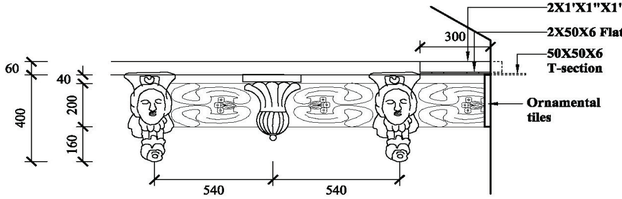

HVAC LEGEND :
2.3 TR FLOOR STANDING UNIT
DIM: 600(W)X210(D)X1750(H)
3.2 TR FLOOR STANDING UNIT
DIM: 600(W)X390(D)X1750(H)
4.0 TR FLOOR STANDING UNIT
DIM: 600(W)X390(D)X1750(H)
Y-JOINT
REFRIGERANT PIPING
DRAIN LINE
24.0 HP OUTDOOR UNIT
DIM: 1600(W)X780(D)X1800(H)
DN
UP
7950
Hold
FIRST FLOOR CONNECTED WITH 24.0HP CIRCUIT 2
3.2 TR UNIT
ROOM 11
4.0 TR UNIT
ROOM 12
3.2 TR UNIT
ROOM 13
4.0 TR UNIT
CIRCUIT - 1 FROM GROUND FLOOR "OP"
DRAIN TERMINATION POINT
TRUNKING 3000(W)X1800(H)
2.0 TR UNIT
ROOM 16
1.6 TR UNIT
ROOM 17
1.0 TR UNIT
ROOM 18
1.0 TR UNIT
2.0 TR UNIT
ROOM 14
ROOM 15
3.2 TR UNIT
ON BEAM LANDING
300(W)X1500(H) - TRUNKING FOR REFRIGERANT PIPES AND DRAIN LINES
NSDA APPROVED
Loudoun Mansion
13.204 AC
58/67
Dec, 2018
ALL DIMENSIONS ARE IN MILLIMETRES
MEHO-HCP AIR SYSTEMS PVT. LTD.
TOSHIBA
PROJECT
Loudoun Mansion
CLIENT
Pearlgate Commercial Co.Ltd
Address: 1, Loudon Street, Kolkata
CONSULTANT
FIRST FLOOR HVAC LAYOUT PLAN



Ground Floor Plan

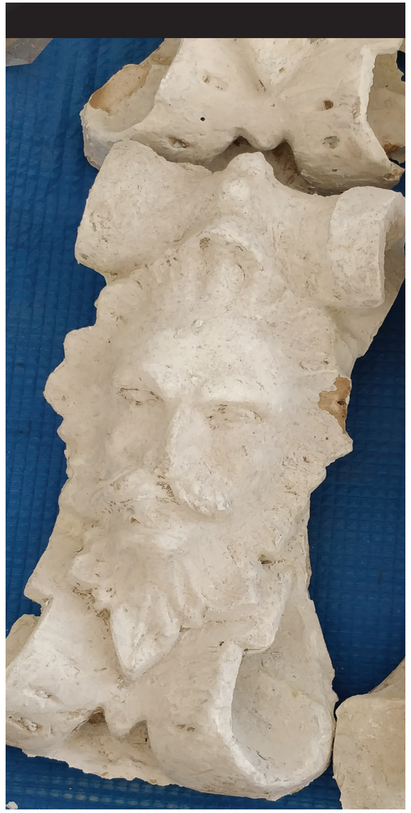






Before deplaster

After deplaster



2018-11-23 11:56

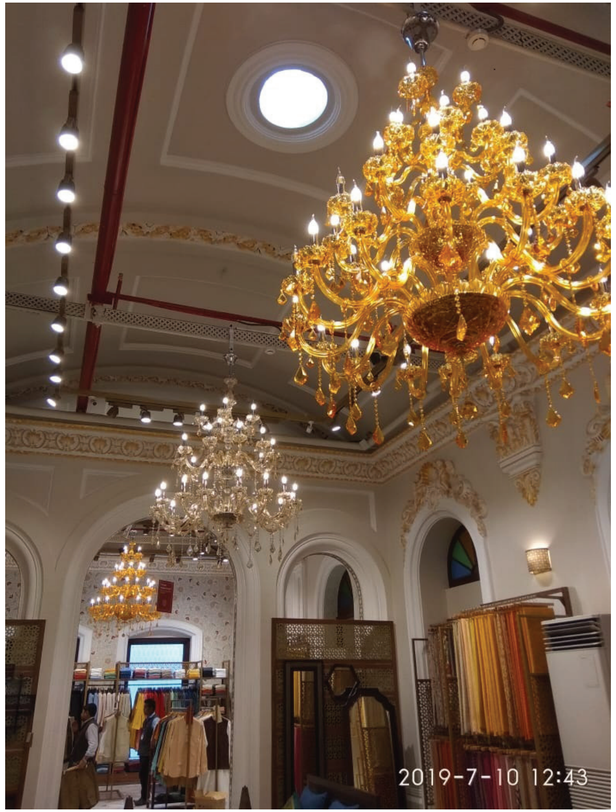
fabindia

fabindia
experience
CENTER
fabindia
fabcafé

ALTERATION
STUDIO

ALTERATION
STUDIO

TABLE LINEN


2019-7-10 12:43

CUSTOMISED DESIGN SOLUTIONS

fabindia
JAMIE OLIVER
KITCHEN
CAFE
fabindia
TAHILIANI
GANGE
TT
TT
GANGE
TAHILIANI

fabindia
CHANGE!
TARUN TAHILIANI
TT

fabindia
CHANGE!
TARUN TAHILIANI